



**SHEPPARD
REALTY**

594.29 ACRES

**HIGHWAY #11, GRID #734 &
CPKC RAIL LINE FRONTAGE**

**REGINA, SK AREA
RM OF SHERWOOD #159**



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594.29 ACRES NEAR REGINA, SK EXCEPTIONAL LOCATION, ACCESS & FRONTAGE

R.M. of Sherwood #159 | Land for Sale

DEVELOPMENT POTENTIAL | MINUTES NORTHWEST OF REGINA

ISC ACRES 594.29	SAMA CULTIVATED 590	SCIC SOIL CLASSES B / C	SAMA RATING 83.70
2025 ASSESSMENT \$1,856,700	CURRENT ZONING Agricultural	2026 PROPERTY TAXES \$5,587.00	LEASE THROUGH December 2028

ASKING PRICE \$5,499,000	\$/ISC TITLED ACRE \$9,253.06	\$/SAMA CULT. ACRE \$9,320.34
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Buyers should complete their own due diligence.

**A substantial land opportunity at the doorstep
of Saskatchewan's capital city.**

HIGHWAY #11 Highway frontage	GRID ROAD 734 Grid road frontage	CPKC RAIL LINE Rail line frontage
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**Near the Northwest Regina Bypass interchange and
North Regina's established industrial and commercial areas.**

Substantial acreage, prominent transportation frontage and convenient city access
for commercial investors, developers and corporations.

*Development potential is subject to zoning, servicing and required approvals.
Rail frontage does not guarantee rail access or service.*



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LISTING HIGHLIGHTS

Amazing opportunity at the doorstep of Saskatchewan's capital city. Located just minutes northwest of Regina, this 594.29-acre property combines substantial acreage, prominent transportation frontage and convenient access to the city.

Location, Access & Frontage

- Excellent road access and frontage along Highway #11 and Grid Road 734.
- CPKC rail line frontage.
- Near the Northwest Regina Bypass interchange and North Regina's established industrial and commercial areas.

Productive Agricultural Land

Approximately 590 SAMA cultivated acres, productive Regina Heavy Clay soils, B & C SCIC soil classes and a SAMA weighted final rating of 83.70.

SAMA Acre Mix



■ Cultivated: 590 ac ■ Waste: 5 ac ■ Native: 0 ac

Based on 595 SAMA-classified acres.

A Well-Positioned Site with Development Potential

The property's location, access and frontage place it in a strategic position for commercial investors & developers seeking a well-positioned site with development potential, subject to zoning, servicing and required approvals. This would also make an excellent addition to an existing land base in the area for local farmers.

Current Zoning & Occupancy

Currently zoned Agricultural. The land is leased to a local farmer through December 2028, with the lease to be assigned to the purchaser on closing.

Metric	Result	Interpretation
Cultivated Share	99.2%	590 of 595 SAMA-classified acres.
Waste / Native	5 ac / 0 ac	Land-use figures as supplied in the SAMA workbook.
Soil Class Mix	3 B / 1 C	SCIC classifications across the four quarter records.

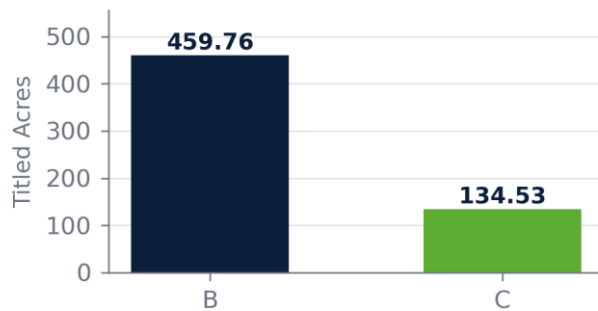
SAMA acreage and ISC titled acreage are different source measures; see Quarter Details.



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ANALYTICS SNAPSHOT

SCIC Soil Class Breakdown



B & C SOIL CLASSES

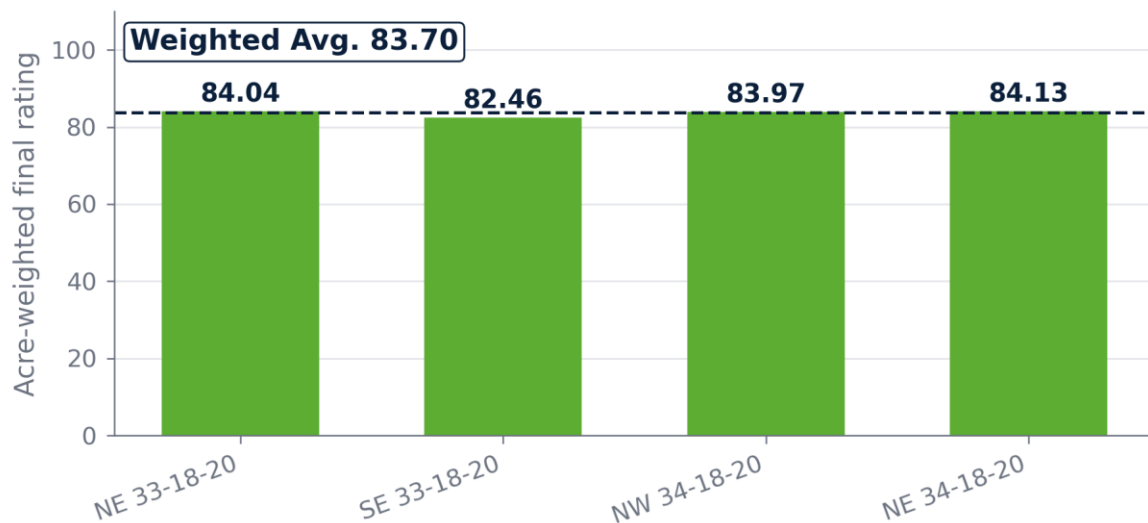
B: 459.76 titled acres | 77.4%

C: 134.53 titled acres | 22.6%

Soil-class shares use the
594.29 ISC titled-acre total.

Titled-acre breakdown by SCIC soil class.

SAMA Final Rating by Quarter



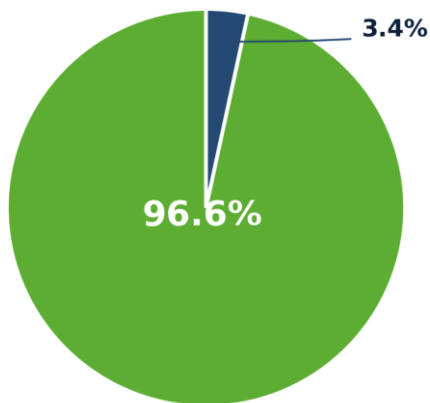
*The SAMA weighted average final rating is calculated from component-level cultivated acres and final ratings.
Quarter labels above are in Township 18, Range 20, W2. Buyers should verify all field-level figures.*



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QUARTER DETAILS							
LLD	SCIC	ISC Ac.	Cult. Ac.	2025 Assess.	Rating	Topo.	Stone
NE 33-18-20 W2	B	149.48	149	\$470,800	84.04	T1	S1
SE 33-18-20 W2	C	134.53	130	\$403,100	82.46	T1 / T3	S1
NW 34-18-20 W2	B	152.58	153	\$483,000	83.97	T1	S1
NE 34-18-20 W2	B	157.70	158	\$499,800	84.13	T1	S1
TOTAL / AVG	B / C	594.29	590	\$1,856,700	83.70	T1 / T3	S1

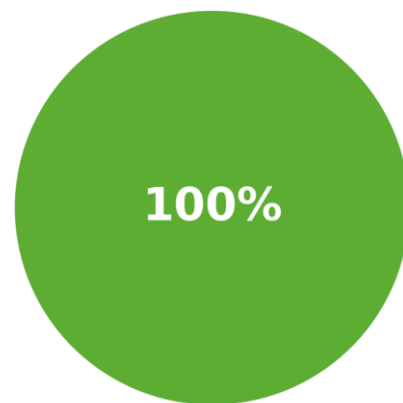
Topography Distribution



■ T1: 570 ac ■ T3: 20 ac

Share of the 590 cultivated acres.

Stoniness Distribution



■ S1: 590 ac

Share of the 590 cultivated acres.

Acreage & Schedule Notes

SAMA land-use categories total 595 acres, compared with 594.29 ISC titled acres, a difference of 0.71 acre. The supplied figures are retained without adjustment; the cause of the difference is not established by the source spreadsheets.

The NW 34-18-20 W2 record combines extensions 16 and 18 into 152.58 titled acres. Quarter ratings are weighted by cultivated-acre components.



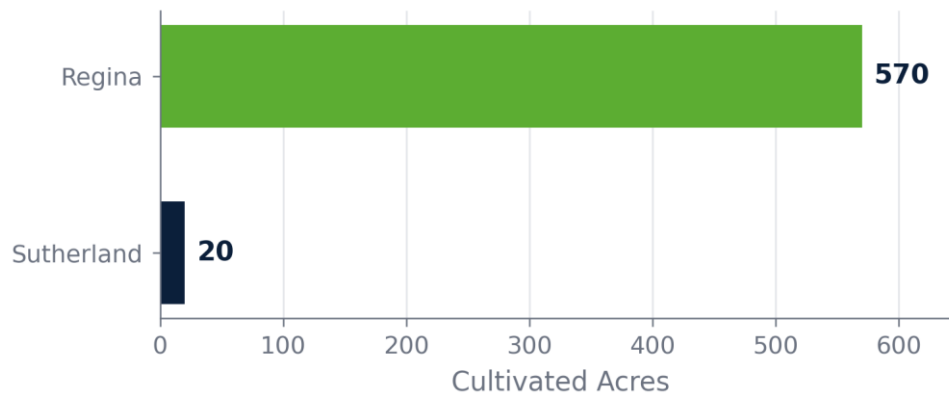
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SAMA RATING GUIDE

The SAMA figures below summarize the supplied agricultural land information. These ratings describe the existing agricultural profile; they do not establish development approvals, servicing availability or geotechnical suitability.

Rating	Description	Property Result
Soil Final Rating	Cultivated-acre-weighted SAMA rating; not a yield percentage or guaranteed crop result.	83.70 weighted avg.
T1 Topography	Level to nearly level (0–2.5% slopes).	570 ac 96.6%
T3 Topography	Moderate slopes (6–9%).	20 ac 3.4%
S1 Stones	None to few stones; not a stone-free guarantee.	590 ac 100%
Soil Texture	Heavy Clay across the rated cultivated acres.	590 ac 100%
Acre Mix	Cultivated / Waste / Native acres from SAMA.	590 / 5 / 0 ac

SAMA Soil Association Mix



Regina: 96.6% of cultivated acres | Sutherland: 3.4%

*Topography, stoniness, texture and association shares use the 590 rated cultivated acres.
Unrated waste acres are not included in those soil-profile percentages.*



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Contact the listing agents for additional property information.

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IMPORTANT PROPERTY INFORMATION

Development Potential & Buyer Due Diligence

The property is currently zoned Agricultural. Development potential is subject to zoning, servicing and required approvals. Buyers are responsible for conducting their own due diligence regarding development potential, zoning, required approvals, servicing and suitability for their intended use.

Existing Agricultural Lease

The land is leased to a local farmer through December 2028. The lease is to be assigned to the purchaser on closing.

Rail Frontage

Rail frontage does not guarantee rail access or service.

Mineral Rights

Mineral rights are not included.

Information Sources



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Farmland Property For Sale

RM of Sherwood #159

Regina, SK Area

Legal Land Description						RM			ISC		SCIC	SAMA			
Qtr.	Sec.	Twp.	Rg.	Mer.	Ext.	RM#	Property Tax	MapID#	SPN	Titled Acres	Soil Class	2025 Assessed Value	Cult Acres	Native Acres	Waste Acres
NE	33	18	20	W2	154	159	\$1,417.00	1	111694798	149.48	B	\$470,800.00	149	0	0
SE	33	18	20	W2	0	159	\$1,213.00	2	110489643	134.53	C	\$403,100.00	130	0	5
NW	34	18	20	W2	16 18	159	\$1,504.00	3	111265039 111265028	152.58	B	\$483,000.00	153	0	0
NE	34	18	20	W2	0	159	\$1,453.00	4	110441427	157.7	B	\$499,800.00	158	0	0
Totals							\$5,587.00			594.29		\$1,856,700.00	590	0	5



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